013.A	0001	0006.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	924,200	/	924,200
USE VALUE:	924,200	/	924,200
ASSESSED:	924,200	/	924,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-6	MARGARET ST, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1:	BERGER SETH DAVID
Owner 2:	
Owner 3:	
Street 1:	6 MARGARET ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BERGER SETH DAVID & ALLISON -
Owner 2:	-
Street 1:	6 MARGARET ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2007, having primarily Vinyl Exterior and 3332 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	924,200			924,200
Total Card	0.000	924,200			924,200
Total Parcel	0.000	924,200			924,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.37 | /Parcel: 277.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 310171

GIS Ref

GIS Ref

Insp Date 06/08/18

PREVIOUS ASSESSMENT

Parcel ID 013.A-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	924,200	0	.		924,200		Year end	12/23/2021
2021	102	FV	907,500	0	.		907,500		Year End Roll	12/10/2020
2020	102	FV	890,800	0	.		890,800	890,800	Year End Roll	12/18/2019
2019	102	FV	868,000	0	.		868,000	868,000	Year End Roll	1/3/2019
2018	102	FV	786,800	0	.		786,800	786,800	Year End Roll	12/20/2017
2017	102	FV	702,200	0	.		702,200	702,200	Year End Roll	1/3/2017
2016	102	FV	702,200	0	.		702,200	702,200	Year End	1/4/2016
2015	102	FV	671,100	0	.		671,100	671,100	Year End Roll	12/11/2014

!15609!

PRINT

Date	Time
12/30/21	21:02:57

LAST REV

Date	Time
06/08/18	10:11:11
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15609

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERGER SETH DAV	70147-524		10/30/2017	Estate/Div	10	No	No		
LOMBARDI KEITH,	51049-201		4/17/2008		675,000	No	No		

USER DEFINED

Prior Id # 1:	9859
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2008	674	Redo Bas	28,500			G10	GR FY10	

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Measured	DGM	D Mann
2/19/2009	Meas/Inspect	163	PATRIOT
1/6/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8009													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2007	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	3.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		3.6 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.74420023
Const Adj.:	0.99989998
Adj $ / SQ:	186.031
Other Features:	58416
Grade Factor:	1.21
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	958743
Depreciation:	34515
Depreciated Total:	924228

COMMENTS

PRIOR TO MAR 2008 WAS 78 LAKE ST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	292.63
Special Features:	0	Val/Su Net:	277.37
Final Total:	924200	Val/Su SzAd	376.15

SKETCH

UnSketched SubAreas:
GLA: 2457,
BMT: 875,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,457	186.030	457,079
BMT	Basement	875	107.430	94,004

Net Sketched Area:	3,332	Total:	551,083
Size Ad	2457	Gross Area	3332	FinArea	3332
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

013.A-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	